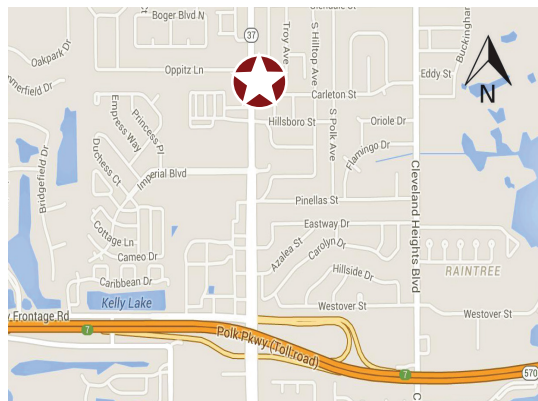


Lakeland Plaza

3234 S Florida Ave, Lakeland, FL 33803



Project Highlights

- Well-positioned strip shopping center situated directly adjacent to high-traffic South Florida Avenue in the heart of Lakeland
- Great visibility to drive-by traffic
- Situated within a higher than average demographic with average household income over \$75,000 within a 1 mile radius
- **TWO SPACES:** Ranging from 2,913 SF - 3,500 SF available now

PHYSICAL SITE CHARACTERISTICS

Daily Traffic Counts	S Florida Ave (N/S) 36,996 AADT
GLA:	17,360
Lat/Lon:	28.005030/-81.956458
County:	Polk

DEMOGRAPHICS (2021)	1 MILE	3 MILES	5 MILES
Population	10,846	69,567	155,582
Households	4,778	28,973	60,324
Avg HH Income	\$78,941	\$75,306	\$70,933

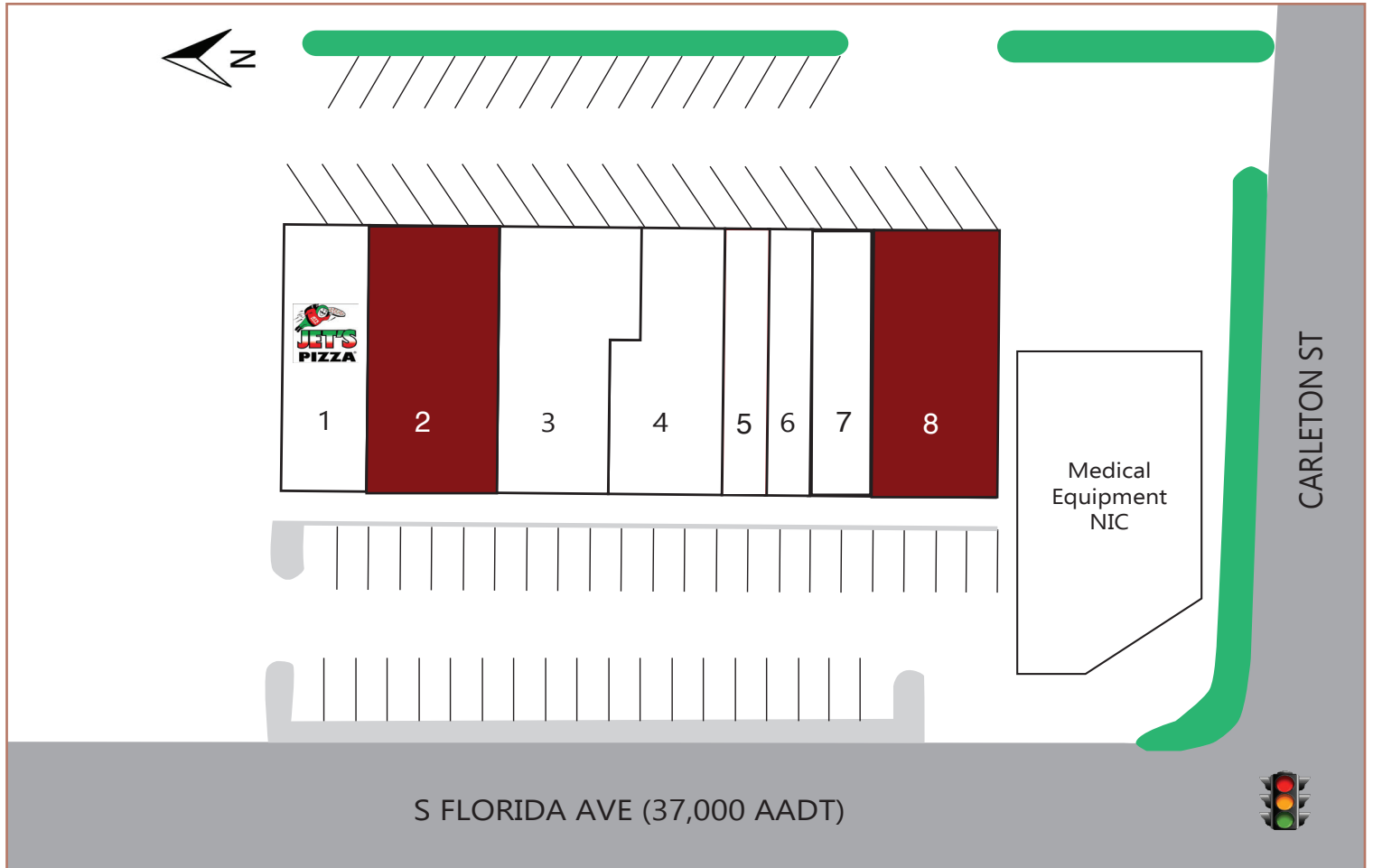
Kelly Franzino, Regional Vice President
 863.646.4567 (o) | 407.432.2059 (m)
 kfranzino@retailsolutionsadvisors.com
RetailSolutionsAdvisors.com



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lakeland Plaza

3234 S Florida Ave, Lakeland, FL 33803



Unit	Tenant	SF
1	Jets Pizza	1,667
2	AVAILABLE	2,913
3	Dry Cleaners	3,443
4	Weight Loss	2,087

Unit	Tenant	SF
5	Z & Z Massage	1,153
6	Barber Shop	1,180
7	Cricket Wireless	1,417
8	AVAILABLE	3,500

Kelly Franzino, Regional Vice President
 863.646.4567 (o) | 407.432.2059 (m)
 kfranzino@retailsolutionsadvisors.com
RetailSolutionsAdvisors.com

